



2 Willow Close Bar Lane Roecliffe
York, YO51 9LS
£499,950

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2 WILLOW CLOSE OFFERS SURPRISINGLY SPACIOUS ACCOMMODATION WITH A REAL GEM OF A SEPARATE ANNEX PROVIDING OVER 1,200 SQ FT ENJOYING A DELIGHTFUL POSITION JUST TUCKED OFF BAR LANE, BETWIXT BETWEEN THE WELL-REGARDED VILLAGE OF ROECLIFFE AND THE WELL-SERVED TOWN OF BOROUGHBIDGE, . THERE IS SIGNIFICANT SCOPE TO EXTEND, ALTER, AND UPDATE TO INDIVIDUAL REQUIREMENTS, ALL SET AMIDST DELIGHTFUL LANDSCAPED GARDENS.

Mileages: Boroughbridge - 2 Miles, Ripon - 7.5 Miles, Harrogate - 10.5 Miles, Easingwold - 12 Miles, York - 18 Miles (Distances Approximate)

From an outbuilt porch, a timber part glazed door opens to the SITTING ROOM with a uPVC glazed window overlooking the front.

A braced timber door opens to an L-shaped INNER HALL/STUDY with a turned timber staircase and handrail leading to the first-floor landing. uPVC window overlooking the landscaped gardens.

A further braced door opens to a CLOAKROOM/WC with wash hand basin and low suite WC.

The KITCHEN, LIVING, DINING ROOM extends to over 24 feet in length and is comprehensively fitted with a range of modern wall and base units complemented by modern countertops and matching panelled midrange. Bosch hob, composite sink with chrome mixer tap below a uPVC double-glazed window to the front aspect. Integrated appliances include dishwasher, fridge and two freezers. Generous centre island with further matching countertop and Neff oven below.

Adjoining the kitchen/living/dining room, double doors open to a pleasant GARDEN ROOM overlooking the rear landscaped gardens with floor-to-ceiling uPVC double-glazed windows to three sides and French Doors leading out to the side.

To the other side, a further separate GARDEN ROOM adjoins the kitchen with a side aspect over the courtyard.

Stairs rise to the FIRST FLOOR LANDING where there is a uPVC double-glazed window overlooking the pleasant rear garden. Either side of the central staircase, braced doors open to two useful storage cupboards.

There are TWO DOUBLE BEDROOMS, both with dual aspects via double-glazed windows with secondary double glazing to the front, side, and rear. Fitted wardrobes to bedroom one.





The FAMILY BATHROOM is a good-sized five-piece bathroom suite comprising a panel bath, corner walk-in shower, wash hand basin on a vanity unit with shelves and cupboards below, fitted low suite WC with hidden cistern, fitted wash hand basin, and bidet. uPVC window to the front aspect.

The ANNEXE is a single-story building primed for renovation with potential for various uses, subject to planning permission. It could serve as secondary accommodation for dependant relatives, older children, or as an income-generating asset for holiday accommodation. The building is currently configured into three generous rooms providing a central garden room, generous office space, gym with a mezzanine floor providing storage, laundry room and cloakroom/WC. The Annex was formerly used as a music studio and is heavily sound insulated.

OUTSIDE, to the front, there is a wide paved forecourt leading to the double garage (17'11 x 17'5) with double metal up-and-over doors with power and light, and storage in the roof void. Sturdy timber double gates open to a side courtyard with a generous paved patio and storage to one side. The patio extends to one side and leads to the separate attached Annex. A decorative pebbled path adjoins the mainly laid to lawn rear garden with established maturing borders providing a degree of privacy. To the very rear is a timber Summer House.

LOCATION - Boroughbridge is approximately 18 miles from York, 10.5 miles from Harrogate, and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town offers amenities such as independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools. The town has excellent connections to the A1(M) and A19 motorways, as well as mainline rail connections at York and Thirsk.

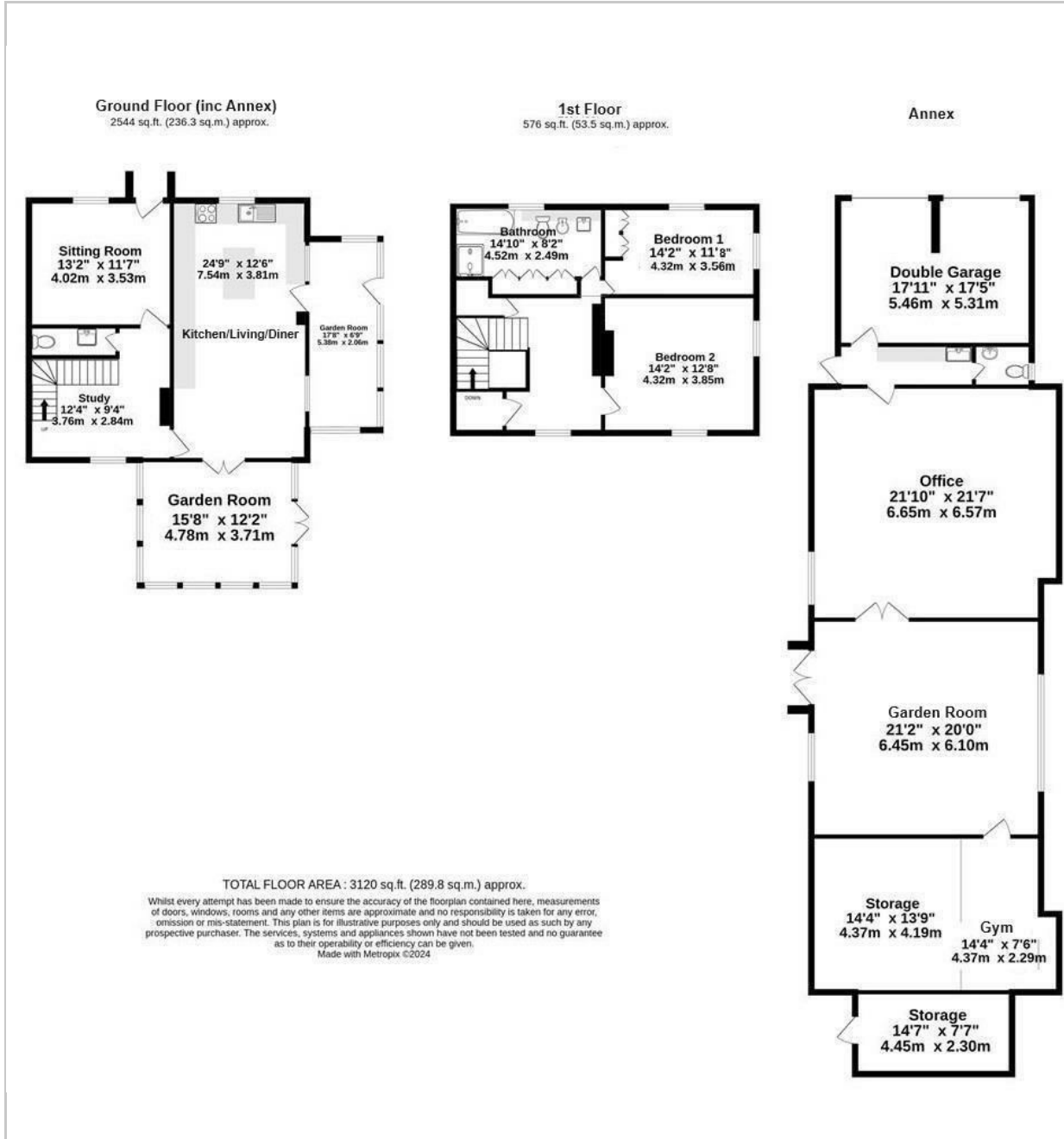
TENURE - Freehold
 POSTCODE – YO51 9LS
 SERVICES – Mains Gas, Water, and Electricity. Mains Drainage.

DIRECTIONS - From the roundabout on the A168 Boroughbridge, turn onto Bar Lane (Rocliffe) and go under the A1 bridge. Pass Reed Boardall entrance on the left, then pass a turning on the left to Brecklands Close. Immediately after this, turn left down where upon 2 Willow Close is the second cottage on the right.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills. Tel: 01423 326889 Email: easingwold@churchillsyork.com.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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